045.A	0006	0011.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	589,200 /	589,200
USE VALUE:	589,200 /	589,200
ASSESSED:	589,200 /	589,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BELTON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	OBRIEN DIANNE
Owner 2:	
Owner 3:	
Street 1:	176 EUSTIS AVE
Street 2:	
Twn/City:	NEWPORT
St/Prov:	RI Cntry Own Occ: N
Postal:	02840 Type:

PREVIOUS OWNER

Owner 1:	GRANDFIELD JOHN/JANICE -
Owner 2:	-
Street 1:	11 BELTON ST #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1274 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	589,200			589,200
Total Card	0.000	589,200			589,200
Total Parcel	0.000	589,200			589,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.48 | /Parcel: 462.48

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290378
GIS Ref	
GIS Ref	
Insp Date	07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.A-0006-0011.1

!15530!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	589,200	0	.		589,200		Year end	12/23/2021
2021	102	FV	572,500	0	.		572,500		Year End Roll	12/10/2020
2020	102	FV	564,100	0	.		564,100	564,100	Year End Roll	12/18/2019
2019	102	FV	553,100	0	.		553,100	553,100	Year End Roll	1/3/2019
2018	102	FV	490,400	0	.		490,400	490,400	Year End Roll	12/20/2017
2017	102	FV	448,000	0	.		448,000	448,000	Year End Roll	1/3/2017
2016	102	FV	448,000	0	.		448,000	448,000	Year End	1/4/2016
2015	102	FV	408,000	0	.		408,000	408,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:54:59

LAST REV

Date	Time
12/15/20	08:41:05
jorourke	

USER DEFINED

Prior Id # 1:	32039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15530

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANDFIELD JOHN	56934-281		6/1/2011		405,000	No	No		
RUMA-IVERS LOUI	50758-462		2/21/2008		400,000	No	No		
RUMA-IVERS LOUI	50343-165		11/13/2007	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2016	45	Inter Fi	100,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2020	Mail Update	JO	Jenny O
7/12/2018	Measured	DGM	D Mann
2/5/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7905													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	GG	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	48.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	81250
Grade Factor:	1.21
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617583
Depreciation:	28409
Depreciated Total:	589175

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	419.17
Special Features:	0	Val/Su Net:	462.48
Final Total:	589200	Val/Su SzAd	462.48

SKETCH

UnSketched SubAreas:
GLA: 1274,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,274	407.550	519,220

Net Sketched Area:	1,274			Total:	519,220
Size Ad	1274	Gross Area	1274	FinArea	1274

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.A-0006-0011.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	